2022 California Residential Code (CRC) Changes

SUMMARY

The following checklist includes the relevant changes in the 2022 CRC from the previous 2019 CRC.

SIGNIFICANT CHANGES

NEW - CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES - NO
☐ ☒	R102.7.1	**Additions, Alterations or Repairs.** The section was clarified to indicate that when an alteration causes the use or occupancy to be changed to one not within the scope of the CRC, the provisions of the California Existing Building Code shall apply.	☐ ☒
☒ ☐	R105.5.1	**Expiration.** New section changed permit expiration from 180 days to 12 months. Includes a provision stipulating that every permit shall remain valid if the work on the site authorized by the permit is commenced within 12 months after its issuance. This amendment also allows for permit extensions; the exception being when the work authorized by the permit is determined to have been abandoned. The new code language reflects statutory requirements in Assembly Bill 2913 (Statutes of 2018), which became operative January 1, 2019 and amended Health and Safety Code (HSC) Section 18938.5(b)(2)(B) and added HSC Section 18938.6 to Building Standards Law.	☒ ☐
☒ ☐	R202	**Definition for Child Care.** A definition for “child care” has been added to be more consistent with the California Code of Regulations definition.	☐ ☒
☐ ☒	R202	**Definition for Day Care.** The definition of a “day care” has been modified to be more consistent with the California Code of Regulations definition.	☐ ☒
☐ ☒	R202	**Definition for Emergency Escape and Rescue Opening and Grade Floor Emergency Escape and Rescue Opening.** The definitions for an ‘emergency escape and rescue opening’’ and a ‘grade floor emergency escape and rescue opening’ both have been clarified to be more consistent with the California Building Code.	☒ ☐
☒ ☐	R202	**Definition of Entry Level.** A definition for ‘entry level’ was added to clarify the term used in CRC section R327.	☒ ☐
☒ ☐	R202	**Definition of Exterior Wall Assembly and Exterior Wall Covering.** The definitions of ‘exterior wall assembly’ and ‘exterior wall covering’ both have been added to the code to clarify their differences, and to coincide with the splitting of section R337.7.3 into section R337.7.3 (for coverings) and section R337.7.4 (for assemblies.)	☒ ☐

SIGNIFICANT CHANGES (cont'd)

NEW	CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES	NO
☒	☐	R202	**Definition of Inflatable Amusement Device.** A definition for an 'inflatable amusement device' was added to coincide with an amendment in the Referenced Standards that now includes ASTM F2374, Standard Practice for Design, Manufacturer, Operation and Maintenance of Inflatable Amusement Devices.	☐	☒
☒	☐	R202	**Definition of Photovoltaic (PV) Panel System, Ground Mounted.** A definition of 'photovoltaic (PV) panel system, ground mount' was added to provide a definition for this term utilized in R324.7 and to clarify between ground mounted photovoltaic systems and photovoltaic systems with an elevated support structure.	☐	☒
☒	☐	R202	**Definition of Photovoltaic (PV) System, Support Structure Elevated.** A definition of 'photovoltaic (PV) system, support structure' was added to clarify the intent of how elevated photovoltaic panel systems and their supports are defined and how the requirements are to be applied, specifically in regards to UL 1703 and the "type rating" as PV panels marked 'not fire rated' cannot be used on elevated/overhead PV structures that could have people or cars beneath them, with or without a full roof assembly.	☒	☐
☒	☐	R202	**Definition of Toddler.** A definition for 'toddler' was added to clarify the difference between a toddler and an infant for children between the ages of 18 months and 24 months.	☐	☒
☐	☒	R202	**Definition of Townhouse** The definition of a 'townhouse' was clarified to mean a *building* containing three or more attached townhouse units.	☒	☐
☒	☐	R202	**Definition of Townhouse Unit.** A definition for 'townhouse unit' was added to clarify the difference between a townhouse [building] and a townhouse unit.	☒	☐
☒	☐	R301.1.4	**Intermodal Shipping Containers.** This section was added to indicate that intermodal shipping containers that are repurposed for use as buildings or structures shall be designed in accordance with the structural provisions in California Building Code section 3115 which includes a requirement for an engineered design for the use of the containers.	☐	☒
☐	☒	R301.2	**Wind Speeds.** Wind speed maps were updated to match the California Building Code and ASCE 7 maps.	☒	☐

SIGNIFICANT CHANGES (cont'd)

NEW - CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES - NO
☐ ☒	Table R301.2.1(1)	**Component and Cladding Wind Pressures.** Component and cladding wind pressures were updated for new design wind speeds and hip or gable roof profiles and to coordinate wind design criteria in the CRC with the referenced engineering load standard Minimum Design Loads and Associated Criteria for Buildings and Other Structures (ASCE 7-16).	☒ ☐
☐ ☒	R301.3	**Story Height.** Section clarified to indicate maximum story height for wood wall framing of 13 feet 7 inches when the exception requirements are met.	☒ ☐
☐ ☒	R302.2	**Townhouses.** Modified the section to indicate that common walls separating townhouses are permitted to terminate at the inside of exterior walls where the prescribed fire-blocking is provided.	☒ ☐
☐ ☒	R302.3	**Two-Family Dwelling Unit Separation.** This section was modified to indicate that prescribed fire-resistance-rated separation between two dwelling units in a single building is not affected by the presence of a lot line between the units, thus section R302.1 [for exterior walls] would not apply to the wall between units.	☒ ☐
☐ ☒	R302.4	**Dwelling Unit Rated Penetrations.** Water-filled sprinkler piping of any approved material has been added to the list of metal penetrating items that do not require a firestop system provided the annular space is filled with the prescribed materials.	☒ ☐
☐ ☒	R302.5	**Dwelling-Garage Opening Protection.** The code changed to indicate that doors separating a garage and a dwelling, in addition to being self-closing, must now also be self-latching.	☒ ☐
☐ ☒	R303.1	**Mechanical Ventilation.** The Section now indicates that a local exhaust system (installed in accordance with the California Mechanical Code) is an acceptable substitution for natural ventilation in kitchens.	☒ ☐
☐ ☒	R305.1	**Ceiling Height.** The minimum ceiling height was reduced to 6 feet 6 inches under beams spaced at least 36 inches apart.	☒ ☐
☐ ☒	R308.4.5	**Glazing and Wet Surfaces.** The word 'facing' was replaced with the words 'adjacent to' for glazing in walls, enclosures or fences near tubs, showers, and swimming pools.	☒ ☐
☐ ☒	R308.6	**Skylight Glass Retention Screens.** New terminology was added to clarify the broken glass retention screen requirements for skylights.	☒ ☐

SIGNIFICANT CHANGES (cont'd)

NEW - CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES - NO
☐ ☒	R310.1	**Emergency Escape and Rescue Opening Required.** This section was modified to provide consistency and continuity between the California Residential Code and the California Building Code by adding certain basement, sleeping room, and storm shelter exceptions.	☒ ☐
☐ ☒	R310.1.1	**Operational Constraints and Opening Control Devices** *[for Emergency Escape and Rescue Openings].* Language was added establishing the maximum height of 70 inches for window opening control devices and fall prevention devices [that comply with ASTM F2090].	☒ ☐
☐ ☒	R310.2.1, R310.2.2	**Emergency Escape and Rescue Openings.** Part of section R310.2 was re-organized to clarify minimum required emergency escape and rescue opening dimensions and size.	☒ ☐
☐ ☒	R310.2.4	**Emergency Escape and Rescue Openings Under Decks, Porches, and Cantilevers.** Language was added to indicate that emergency escape openings under decks, porches, and [including] cantilevers require a path not less than 36 inches wide.	☒ ☐
☐ ☒	R310.3, R310.4	**Area Wells for Emergency Escape and Rescue Openings.** The provisions for window wells and area wells serving emergency escape and rescue openings were merged into one section for area wells and the term 'window well' is no longer used in this section. There was a significant technical change to the area well provisions serving either a door or a window, regarding step dimension requirements.	☒ ☐
☐ ☒	R310.5, R310.6, R310.7	**Emergency Escape and Rescue Openings in Existing Buildings.** For basement remodels, basement additions, and changes of occupancy, opening dimensions of emergency escape and rescue openings have been reduced.	☒ ☐
☐ ☒	R311.7, R311.8	**Stairways and Ramps.** The language was clarified to indicate the code provisions of these two sections apply only to stairways and ramps within or serving a building, porch or deck. Exceptions were added for: stairways not within or attached to a building, porch or deck; stairways leading to non-habitable attics; stairways leading to crawl spaces; and ramps not within or attached to a building, porch or deck.	☒ ☐
☐ ☒	R311.7.7	**Stairway and Landing Walking Surface.** An exception was added that allows for steeper slopes (5% instead of 2%) for exterior landings that also serve to drain surface water away from a building.	☒ ☐

SIGNIFICANT CHANGES (cont'd)

NEW	CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES	NO
☐	☒	R312.2	**Window Fall Protection.** Language was revised to clarify that measurements for determining the need for fall protection are taken to the bottom of the clear opening of the window.	☒	☐
☐	☒	R315.2.2	**Carbon Monoxide Alarms.** Installation, alteration, and/or repairs of fuel-fired mechanical systems now trigger requirements for carbon monoxide alarms.	☒	☐
☐	☒	R317.1	**Protection of Wood Against Decay.** This section was reorganized and revised for clarification of requirements, to remove syntax errors, and correct any misleading text. No significant technical changes were intended by the reformat	☒	☐
☒	☐	R320.2	**Live/Work Units.** Amendment to correct references to California Building Code Chapters 11A and 11B for accessibility requirements.		
☐	☒	R324.3	**Photovoltaic Systems.** This section was modified to indicate that building-integrated photovoltaic (BIPV) systems that meet specific criteria do not require firefighter access pathways and setbacks.	☒	☐
☒	☐	R324.8, R324.8.1, R324.8.2	**Elevated Photovoltaic (PV) Support Structures.** Added new sections to establish appropriate fire testing and listing criteria for overhead photovoltaic (PV) support structures that could have people or vehicles in the space beneath them.	☒	☐
☐	☒	R326	**Habitable Attics.** A new section was created and the habitable attic provisions were moved to that section, R326. Habitable attics shall be considered a story above grade plan, unless it meets all of the exceptions of R326.3. The exceptions in this section were expanded and include floor area limitations and in some circumstances fire sprinklers are required.	☒	☐
☒	☐	R327.1, R327.1.1, R327.1.2, R327.1.3	**Aging-in-Place Design and Fall Prevention.** Newly constructed dwellings now require bathroom grab bar reinforcement installed at specified locations and detailed in the operation and maintenance manual required by the California Green Building Standards Code Chapter 4, Division 4.4; electrical receptacle outlets, switches, and controls (including HVAC controls) as well as doorbell buttons/controls are to be installed at minimum and maximum heights. Exceptions: Covered multifamily dwellings designed and constructed in accordance with California Building Code Chapter 11A and public housing and places of public accommodation required to comply with California Building Code Chapter 11B.	☒	☐

SIGNIFICANT CHANGES (cont'd)

NEW - CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES - NO
		Additionally, effective July 1, 2024 at least one bathroom and one bedroom shall have an interior doorway with a net clear opening of not less than 32 inches on the entry level. If a bedroom or a bathroom is not located on the entry level, then the minimum required doorway opening must be provided for a bedroom or bathroom on the second or third floor instead.	
☐ ☒	R328.4	**ESS Located in an Attached Garage.** This section was amended to include language that energy storage systems are not to be installed in habitable spaces of dwelling units.	☒ ☐
☐ ☒	R328.8.1, R328.2, R328.3 Figure R328.8.1	**Vehicle Impact Protection for ESS within Garages.** This section was modified to provide specific requirements and a figure that details when vehicle impact protection is required for energy storage systems installed in garages, including defining the 'normal driving path of vehicle travel within a garage'.	☒ ☐
☐ ☒	Table R403.1(1) Table R403.1(2) Table R403.1(3)	**Footings Below Light-Frame Construction.** Table R403.1(1), (2), and (3) were revised to more accurately reflect current practice in regards to footing widths and thicknesses.	☒ ☐
☐ ☒	R406.2	**Foundation Waterproofing.** Six-mil polyvinyl chloride and polyethylene fabrics were removed from the list of approved waterproofing materials for concrete and masonry foundations.	☒ ☐
☐ ☒	R506.2.3	**Vapor Retarders Under Concrete Slabs.** Vapor retarders below slabs-on-grade are now required to be a minimum of 10-mil instead of 6-mil.	☒ ☐
☐ ☒	R507	**Deck Loads.** Section was modified to indicate that decks are to be designer for whichever is greater, the live load or the snow load.	☒ ☐
☐ ☒	R507.3	**Deck Footings.** Clarifications were made for freestanding deck footing exceptions and a tributary area of 5 psf was added to the deck footing size table.	☒ ☐
☐ ☒	R507.4	**Deck Posts.** The deck post height table was expanded by adding the tributary area supported by a post and the wood species for determination of maximum post height.	☒ ☐
☐ ☒	R507.5	**Deck Beams.** The deck beam span table was split into multiple tables providing spans for given deck live or snow loads. Single and multi-ply spans as well as options for support of cantilevered deck joists are listed.	☒ ☐

SIGNIFICANT CHANGES (cont'd)

NEW	CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES	NO
☐	☒	R507.6	**Deck Joists.** Cantilever spans are now specifically based on maximum joist spans.	☒	☐
☐	☒	R507.7, Table R507.7	**Decking** The Maximum Joist Spacing for Wood Decking Table, R507.7, was updated to show maximum on-center joist spacing for single-and multi-span configurations.	☒	☐
☒	☐	R507.10	**Exterior Guards.** Specific requirements were added for deck guards.	☒	☐
☐	☒	Table R602.3(1)	**Fasteners – Roof and Wall.** Additional fastener options were added to the fastener table for roof and walls.	☒	☐
☐	☒	Table R602.3(1)	**Fasteners – Roof Sheathing.** Additional fastener options were added to the fastener table in the roof sheathing section while maximum field nailing was reduced.	☒	☐
☐	☒	Table R602.3(2)	**Alternative Attachments.** Footnote g in Table R602.3(2) was updated for clarification.	☒	☐
☐	☒	R602.9	**Cripple Walls.** Language was revised to clarify that 'exterior' cripple walls with a stud height less than 14 inches have specific sheathing requirements.	☒	☐
☐	☒	R602.10.1.2	**Location of Braced Wall Lines.** This section was revised to limit placement of a braced wall line.	☒	☐
☐	☒	R602.10.2.2	**Location of Braced Wall Panels (BWPs).** Section was clarified for the starting point of the first braced wall panel when not placed at the corner of the structure.	☒	☐
☐	☒	Table R602.10.3(3)	**Seismic Wall Bracing.** Labeling and footnotes were updated to clarify use of Table R602.10.3(3).	☒	☐
☐	☒	Table R602.10.3(4)	**Adjustment Factors – Seismic.** Table R602.10.3(4) was updated to clarify the limits of brick veneer use and when additional bracing must be used on the building in SDC D_0, D_1, and D_2.	☒	☐
☐	☒	R602.10.6.5	**Stone and Masonry Veneer.** For dwellings in SDC D_0, D_1, and D_2, stone and masonry veneer applications were broken into first story applications and above first story applications. The section also specifies when engineering is required for the veneer applications.	☒	☐
☒	☐	R609.4.1	**Garage Doors.** All garage doors must now have a permanent label identifying wind pressure ratings along with other specified information.	☒	☐

SIGNIFICANT CHANGES (cont'd)

NEW	CHANGE	CRC SECTION/TABLE NUMBER	COMMENTARY	MASTER PLAN IMPACT YES	NO
☐	☒	R703.2, R703.7.3	**Water-Resistive Barriers.** Language for water resistive barriers was clarified with wet or dry climates specifically considered.	☒	☐
☐	☒	Table R703.8.4(1)	**Veneer Attachment.** Larger air gaps are allowed behind veneer to accommodate thicker continuous insulation.	☒	☐
☐	☒	R703.11.2	**Vinyl Siding Installation Over Foam Plastic Sheathing.** Wind pressure ratings for vinyl siding were decreased.	☒	☐
☒	☐	R704	**Soffits.** Requirements for soffit material and installation were expanded.	☒	☐
☐	☒	R802	**Wood Roof Framing.** The provisions were revised to clarify ridge beam and ceiling joist requirements.	☒	☐
☐	☒	Table R802.5.2(1)	**Heel Joint Connections.** The heel joint connection table was updated for roof spans of 24 and 36 feet and a 19.2-inch rafter spacing.	☒	☐
☐	☒	R802.6	**Rafter and Ceiling Joist Bearing.** Text was added to clarify when a ridge board connection is sufficient for bearing.	☒	☐
☐	☒	Table R804.3	**CFS Roof Framing Fasteners.** Connections for cold-formed steel (CFS) roof framing members were updated and clarified.	☒	☐
☒	☐	R905.4.4.1	**Metal Roof Shingle Wind Resistance** Requirements for metal shingle wind resistance were added to section R905.4.	☒	☐